

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

Notice of Regular Meeting Agenda for December 13, 2010 at 7:00 pm  
Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



**Oliver Smith**  
Chair

**Ann Quinley**  
Vice Chair

**Deb Hofler**  
Secretary

**Dave Anderson**

**Brian Bachman**

**Hans Britsch**

**Chad Christianson**

**Robert Davis**

**Paul Herigstad**

**Christine Lewis**

**David Montross**

**Keith Robertson**

**Rich Rudolf**

**Jon Vick**

## 1. Call to Order, Declaration of a Quorum, Pledge of Allegiance

## 2. Approval of All Outstanding Minutes of the VCCPG

## 3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

## 4. Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- Report and update on the November 10, 2010 and December 8, 2010 meetings of the Board of Supervisors Meeting on the General Plan Update. (Oliver Smith).
- Discussion/Reminder to sub-committee chairs and the public that VCCPG sub-committees will be reconstituted in January. There will be new opportunities to participate. (Oliver Smith)

## 5. Action items (VCCPG advisory vote may be taken on members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.

- Discussion and possible vote on VCCPG action on the Planning Commission's December 17, 2010 consideration of PAA 09-007, the Accretive "Sustainable Community" Project in West Valley Center. (Oliver Smith)
- Discussion and possible vote concerning VCCPG recommendation for use of the \$425,000 payment by the San Pasqual Band to provide for capacity and/or safety improvements to Valley Center road between Escondido and North Lake Wohlford Road. (Bob Davis for VCCPG)
- Matz Commercial Building, 8719 Old Castle Road, Escondido; 3500-10-013 (S10-013) "B" designator; owner is R. Matz, 11233 Rolling Hills Way; contact person is James Scott Fleming; 619-743-5770. Plans include construction of an 8,000 SF commercial building on the site of a previous 6,000 SF building. Building will include a restaurant/deli, 2 additional restaurants, dentist office and miscellaneous office space and additional parking. (DPLU Planner is Elyce Shorb at 858-694-3913) (Jon Vick for VCCPG)
- Consideration and vote on decision of Valley Center Parks and Recreation Department to seek addition funds to cover costs for the Adams Park Gazebo Projects; bids came in over estimated costs and addition funds are required to cover project cost. (Dave Montross for VCCPG)
- Further consideration and possible vote on the Fee to Trust Request by the San Pasqual Tribe and the FONSI finding by the Bureau of Indian Affairs that would turn 9 acres at the southwest corner of Valley Center road and North Lake Wohlford Road in Reservation land and a strip mall containing a liquor store. Area is close to the Valley Center Middle School. (Oliver Smith for VCCPG)
- TPM 21001 Project case number 3282-21001; Goodnight Ranchos—TPM Resolution Amendment; project is located at 30359 Circle R Lane; contact person is Jerry Goodnight at 760-749-3152. DPLU Planner is Katie Hughes 858-495-5845. (No further information is provided by DPLU) (Hans Britsch for VCCPG).
- P10-010; Lilac Ridge Verizon Wireless project at 10378 Lavender Point, Escondido, CA; Site Plan with Enlarged Storm Water Management Plan, elevations and other detailed drawings. (Dave Anderson)
- Report from Mobility Committee with possible vote on solutions for Fruitvale Road at Stargaze Lane (TM 4826-1) Andrew Kann provided a list of specific construction issues and DPW requests that the VCCPG consider his concerns about the road and provide further input into its future shape and features. (Bob Davis)
- 300-10-056 (AD10-056) Administrative Permit. Southeast corner of Valley Center Road and Woods Valley Road; review of permit to remove fill from the property and grade it. Formal Review of the grading permit. (Vick)

## 6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Bob Davis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Jon Vick, Chair)
- i. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- j. Tribal Liaison – (Paul Herigstad, Chair)
- k. Website – (Bob Davis, Chair)
- l. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- m. Castle Creek ( Oliver Smith, Chair)

## 7. Correspondence Received

- a. DPLU to VCCPG, Verizon Wireless telecommunication site; MUP10-001; APN 129-170-07; Site Map and photo simulation. Project is located at 30641 Rolling Hills Drive off of Old Castle Road. Project involves installation of Verizon wireless telecommunications equipment inside a split fact concrete block wall on a concrete pad; installation of three antenna sectors of four antennas each; antennas mounted to a 35 foot mono broadleaf; installation of a new 200 AMP electrical service; installation of a new telco service connection from an existing utility pole; installation of a proposed 4 foot microwave dish mounted to proposed 35 foot monoleaf;. No landscape or irrigation is planned for project. Applicant is Verizon wireless, contact is Eric Neilson 949-293-5506; Owners are Nora and Marty Marvin 30641 Rolling Hills Drive 760-855-3107. No DPLU contact is provided. (Anderson).
- b. DPLU to VCCPG; TM 5551, O08-028, Environmental log No 06-08-0033; Butterfield Trails Ranch, Sunday Drive at Valley Center CA. Report on the DPLU review of project's Extended Initial Study/Information submitted as required by the scoping letter which DPLU has determined is incomplete. A list of issues to be addressed is included with this DPLU report. (Gail Wright is DPLU project manager. Telephone 858-694-3003). (Vick)
- c. Letter from Dr. Lou Obermeyer, Superintendent of VCPSC to Cheryl Jones (with a copy to Oliver Smith and the VCCPG) for distribution to the San Diego County Planning Commission regarding the proposed Accretive project in Valley Center scheduled for hearing on December 17, 2010. The letter states that the source of funding for a new school has not been clarified by Accretive and that Mr. Goodson's comments about the frequency of permissible school bus stops are not known to Dr. Obermeyer or the District's Director of Transportation. (Oliver Smith)
- d. Letters from State Assembly member Joel Anderson to Ms. Norwood-Johnson, Mr. Mark Jackson, Mr. Robert Davis, and Mr. Jon Vick offering congratulations on their election to the VCCPG.
- e. San Diego County Traffic Advisory Committee to Oliver Smith, Chair, VCCPG. The Board of Supervisors directed recertification of the 50 MPH segment on Valley Center Road from SR 76 southerly to a point 1,230 feet south of Mile Post 34 for continued radar speed enforcement.
- f. San Diego County Board of Supervisors to VCCPG. Notice of public hearing on December 8 at 9:00 AM to consider a Zoning Ordinance Update No 28 and County Code and Administrative Code Amendments. Meeting is held at 1600 Pacific Highway, Room 320 in San Diego.
- g. DPLU to VCCPG, 3200-201183, TPM21183 Kim Tentative Parcel Map located at 29770 Pamoosa Lane and Old Castle Road. Project is a minor Subdivision. The existing 46.92 acre parcel will be split into four lots plus a remainder parcel. Four building pads for future residential development are proposed. DPLU Planner is Katie Hughes at 858-495-5845. (VCCPG member is Britsch)
- h. Registrar of Voters to VCCPG; Certificates of Election for new VCCPG members.
- i. Planning Commission of San Diego to VCCPG. Notice of Public Hearing. On December 17, 2010 Accretive Plan Amendment Authorization 3801-09-007 will be heard. This is a request to initiate a PAA for a community within Valley Center to contain 1,746 dwelling units. The request for a PAA was previously declined by the Director of DPLU because the proposal would not be consistent with the existing General Plan or the proposed GPU. Meeting is at 5201 Ruffin Road, San Diego at 9:00 AM on December 17, 2010.

## 8. Adjournment

**Next Regular Meeting: January 10, 2010**